



Green Belt Justification Statement

Oakfield House, Chapel Lane, Epperstone, NG14 6AQ

Ellis Riley & Son Ltd
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The following statement has been requested by Newark & Sherwood District Council to accompany a Householder Planning Application for a replacement roof (incorporating increased pitch) and an external staircase to an existing detached garage/store at Oakfield House, Chapel Lane, Epperstone, Notts. The existing building covers an area of 60m² and is used as a garage/store ancillary to the main dwelling (formerly known as Hayfield Farm). It is located adjacent to the highway in the South East corner of the plot, the plot itself is located outside the village envelope of Epperstone. The age of the building is not clear, although historic maps shown nothing in this location up to around 1938.

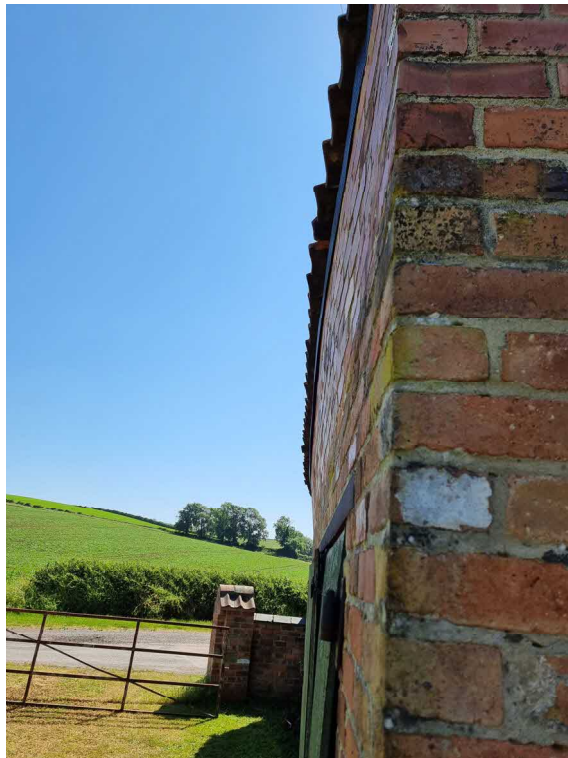
National Policy

The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. NPPF paragraph 137

Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. NPPF paragraph 145

The applicant seeks to replace the existing roof which has failed and is currently causing the walls to spread outwards at the top (see photograph below and overleaf).





The building in its current state could be considered as detrimental to local visual amenity, furthermore it is considered that unless the roof is removed and the top 1m of the walls are re-built the building is in danger of collapse. This raises significant safety concerns for my client and the wider public given the proximity of the public highway. Undertaking the proposed roof works would preserve and enhance the building as part of the existing landscape in accordance with the NPPF.

Whilst replacing the roof the applicant would like to take the opportunity to increase the pitch of the roof, this raises the ridge by approximately 700mm. This increase in pitch will allow the roofspace to be used for storage purposes ancillary to the main dwelling.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 147 NPPF

‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Paragraph 148 NPPF

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:.....

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

(d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; Paragraph 149 NPPF

The proposal seeks to install an external stair to the rear of the building, this is designed to aid access to the roof store and add interest to the building. The total footprint of the stair is 4m² and will be constructed in facing brickwork to match existing with galvanised steel railings powder coated in black.

It is considered that the proposal meets the above criteria (subject to the local authority interpretation of 'materially larger') as the increase in roof pitch and addition of the external stair cannot be classed as disproportionate considering the size of the original building.

Local Policies

In or adjacent to the main built-up areas of the following villages, consideration will be given to the development of 'Rural Affordable Housing Exceptions Sites' to meet local housing need:

Bulcote, Caythorpe, Epperstone, Gonalston, Gunthorpe, Hoveringham, Lowdham and Oxton.

Proposals should be in line with Core Policy 2 Rural Affordable Housing. Development should be small scale in nature, should not have a detrimental impact on the character of the village or on the openness of the Green Belt.

Other development in the Green Belt not identified in this policy will be judged according to national Green Belt policies - Spatial Policy 4B Green Belt Development

It is therefore assumed that the local authority will refer national Green Belt policies in this regard.